Government of Rajasthan

Urban Development & Housing Department

No. F.3(77)UDH/3/2010 Part Jaipur, dated:- 10 AUG 2020

NOTIFICATION

Sub:- Amendments / New Provisions in Rajasthan Township Policy-2010(above 10 hectares) and Policy for Residential, Group Housing and other Schemes in the Private Sector, 2010 (Up to 10 hectares).

Following Amendments/ New provisions are hereby notified in Rajasthan Township Policy-2010 (above 10 hectares)and Policy for Residential, Group Housing and other Schemes in the Private Sector, 2010 (Up to 10 hectares) under Section 337 of Rajasthan Municipal Act-2009, Section 90 of the Jaipur Development Authority Act-1982, Section 85 of the Jodhpur Development Authority-2009, Section 85of the Ajmer Development Authority Act-2013, Section 60 of the Rajasthan Housing Board Act-1970 and Rule-31 of the Urban Improvement (Disposal of Urban Lands) Rules, 1974:-

Amendments in Rajasthan Township Policy - 2010(above 10 hectares) and Policy for Residential, Group Housing and other Schemes in the Private Sector, 2010 (Up to 10 hectares).

(i) In Rajasthan Township Policy - 2010(above 10 hectares), Provision 5.01(E)& Residential, Group Housing and other Schemes in the Private Sector, 2010 (Up to 10 hectares) Provision 3(iii) the following sub-provisions are inserted: -

Provision 5.01(E)(a) / Provision 3(iii)(a)	**90–ए की कार्यवाही/ ले–आउट प्लान अनुमोदन हेतु पहुँचमार्ग का न्यूनतम मार्गाधिकार एवं प्रस्तावित मार्गाधिकार हेतु प्रावधानः–** 1. 90–ए की कार्यवाही हेतु पहुँचमार्ग की न्यूनतम विद्यमान चौडाई 12 मीटर उपलब्धता होना अनिवार्य है, अर्थात किसी प्रकरण में 90–ए की कार्यवाही एवं ले–आउट प्लान अनुमोदन हेतु विद्यमान पहुँचमार्ग की मध्य रेखा से दोनो ओर न्यूनतम 6 मीटर (अर्थात कुल 12 मीटर) चौडाई की भूमि सडक हेतु खुली उपलब्ध हो। 2. 90–ए की कार्यवाही हेतु प्रस्तावित स्थल को पहुँचमार्ग का विद्यमान मार्गाधिकार/प्रस्तावित योजना/एकल भूखण्ड के क्षेत्रफल के अनुपात में निम्न तालिका के अनुसार होने पर ही 90–ए एवं योजना अनुमोदन की कार्यवाही की जावें।

आवासीय योजना/एकल भूखण्ड क्षेत्रफल (फार्म–हाउस एकल भूखण्ड एवं CMJAY प्रोजेक्टो को छोडकर) के अनुपात में मार्गाधिकार	व्यावसायिक/संस्थागत/औद्योगिक उपयोग के योजना/एकल भूखण्ड क्षेत्रफल के अनुपात में मार्गाधिकार
(a) 2 हैक्टेयर तक – 12 मीटर (b) 2 हैक्टेयर से अधिक किन्तु 4 हैक्टेयर तक – 18 मीटर (c) 4 हैक्टेयर से अधिक किन्तु 20 हैक्टेयर तक – 24 मीटर (d) 20 हैक्टेयर से अधिक – 30 मीटर	(a) 2 हैक्टेयर तक – 18 मीटर (b) 2 हैक्टेयर से अधिक किन्तु 4 हैक्टेयर तक – 24 मीटर (c) 4 हैक्टेयर से अधिक – 30 मीटर

नोटः–

उक्त सडक मार्गाधिकार, योजना/एकल भूखण्ड हेतु पहुँचमार्ग के न्यूनतम मार्गाधिकार हेतु लागू होंगे। योजना ले–आउट के अंतर्गत आंतरिक सडको का मार्गाधिकार राजस्थान टाउनशिप पॉलिसी–2010 के अनुसार रखा जावेगा।

3. फार्महाउस प्रयोजनार्थ एकल पट्टा प्रकरणों में विद्यमान पहुँचमार्ग हेतु पहुँचमार्ग की मध्य रेखा से न्यूनतम 4.5 मी. दोनों ओर (कुल 9 मी.) सड़क मार्गाधिकार हेतु उपलब्धता होना अनिवार्य होगा। फार्म हाउस एकल पट्टा जारी करते समय यह शर्त अंकित की जावेगी कि भविष्य में यदि मास्टर प्लान सड़क प्रस्तावित की जाती है एवं फार्म हाउस की भूमि मास्टर प्लान सड़क से प्रभावित होती है तो वह प्रभावित भूमि संबंधित नगरीय निकाय को निःशुल्क उपलब्ध करानी होगी। भविष्य में यदि अन्य उपयोग के लिए रूपान्तरण किया जाता है तो उस उपयोग हेतु तय निर्धारित मानदण्ड लागू होंगे। फार्म हाउस की योजना प्रस्तावित होने पर (जिसमें एक से अधिक फार्म हाउस प्रस्तावित है) पहुँचमार्ग की न्यूनतम चौड़ाई को उपरोक्तानुसार उल्लेखित तालिका के अनुसार रखा जाना अनिवार्य होगा।
4. मुख्यमंत्री जन आवास योजना–2015 के अंतर्गत प्रस्तावित योजना हेतु पहुँचमार्ग की न्यूनतम चौडाई 9 मीटर सुनिश्चित होने पर 90–ए की कार्यवाही की जा सकेगी।
5. नगरीय क्षेत्रों में पर्यटन इकाई यथा होटल, मोटल, रिसोर्ट आदि तथा किसी योजना विशेष के प्रकरणों के अन्तर्गत प्रस्तावित इकाई में कितना निवेश किया जाएगा तथा कितने लोगों को रोजगार उपलब्ध करवाया जाएगा को ध्यान में रखते हुए व्यापक जनहित में राज्य सरकार द्वारा प्रकरण विशेष में छूट दी जा सकेंगी।
6. यदि किसी परियोजना में से हाईटेंशन लाईन/गैस/पेट्रोल की पाईपलाईन निकल रही है तो नियमानुसार आवश्यक **Right Of Way** को ग्रीन क्षेत्र माना जा सकेगा। यदि किसी परियोजना में इस कारण ग्रीन क्षेत्र 5 प्रतिशत से अधिक होता है तो उतने प्रतिशत की सुविधाओं में छूट दी जा सकेगी।

Provision 5.01(E)(b) / Provision 3(iii)(b)	**सड़को के प्रस्तावित मार्गाधिकार का निर्धारणः–** 1. किसी विद्यमान सडक/रास्ते का मार्गाधिकार उक्त क्षेत्र के मास्टर प्लान/प्रारूप मास्टर प्लान/जोनल प्लान में निर्धारित है तो उक्त सडक/राजस्व रास्ते/कटान मार्ग/कदमी रास्ते का मार्गाधिकार मास्टर प्लान/प्रारूप मास्टर प्लान/जोनल प्लान के अनुसार ही माना जावेगा।

	2. ग्रामीण सड़क का मार्गाधिकार न्यूनतम 18 मीटर अथवा सड़क की लंबाई एवं क्षेत्र की आवश्यकता अनुसार 18 मीटर से अधिक भी रखा जा सकेगा। 3. यदि किसी सडक/विद्यमान राजस्व रास्ते/कटाण मार्ग का मास्टर प्लान/प्रारूप मास्टर प्लान/जोनल प्लान में मार्गाधिकार निर्धारित नहीं हो तो उक्त सडक/रास्ते का मार्गाधिकार नगरीय निकाय की ले–आउट प्लान समिति द्वारा निम्न प्रक्रिया अपनायी जाकर निर्धारित किया जा सकेगा :– (I). विद्यमान सडक/विद्यमान राजस्व रास्ते/कटाण मार्ग/ कदमी रास्ता/मौसमी रास्ते की एक छोर से दूसरे छोर तक की लम्बाई, आस–पास के निर्माण की स्थिति, पूर्व के कमिटमेंटन्ट्स एवं आस–पास के क्षेत्र में भविष्य में होने वाले विकास की संभावनाओं आदि के परिपेक्ष्य में ले–आउट प्लान समिति द्वारा उक्त सडक/रास्ते का मार्गाधिकार प्रस्तावित किया जावेंगा तथापि ऐसे मार्गों/रास्ते का मार्गाधिकर न्यूनतम 18 मीटर रखा जावेगा। यदि सडक/रास्ता सार्वजनिक निर्माण विभाग द्वारा ग्रामीण सडक (VILLAGE ROAD) श्रेणी में निर्धारित हो तो उसका मार्गाधिकार न्यूनतम 18 मीटर रखा जावेगा। (II). बिंदु संख्या 3(i) में सडक मार्गाधिकार का निर्धारण से पूर्व सडक/रास्ते का विवरण देते हुए दो स्थानीय समाचार पत्रों में विज्ञप्ति प्रसारित कर 10 दिवस हेतु आपत्ति/सुझावों आमंत्रित किये जावेंगे। प्राप्त आपत्तियों/सूझावों का निस्तारण करते हुए ले–आउट प्लान समिति द्वारा सडक/रास्ते का मार्गाधिकार निर्धारित किया जावेंगा। साथ ही ऐसे प्रत्येक सडक के मार्गाधिकार का विवरण मौके पर सार्वजनिक नोटिस बोर्ड के माध्यम से प्रदर्शित किया जावेगा। उक्त दोनों कार्यवाही हेतु व्यय संबंधित विकासकर्ता द्वारा वहन किया जावेगा। (III). यदि किसी राजस्व/कटाण मार्ग पर पूर्व में स्थानीय निकाय द्वारा ले–आउट प्लान अनुमोदित किये जा चुके हो तो ऐसी स्थिति में कमिटमेंट मानते हुए उस रास्ते का मार्गाधिकार कमिटमेंट अनुसार ही निर्धारित रखा जाना है। ऐसी स्थिति में उक्त मार्ग के मार्गाधिकार निर्धारण हेतु आपत्ति/सुझाव आमंत्रित करने की आवश्यकता नहीं है। (IV). भविष्य में उक्त क्षेत्र का मास्टर प्लान/जोनल प्लान बनाते समय संबंधित सडक का मार्गाधिकार मास्टर प्लान/जोनल प्लान में समायोजित किये जावें तथा स्थानीय निकायों द्वारा उक्त निर्धारित मार्गाधिकार के अंतर्गत किसी प्रकार अनाधिकृत निर्माण नहीं हो इसे सुनिश्चित किया जावें।

(ii) In Rajasthan Township Policy - 2010(above 10 hectares), Table – B(1) & Residential, Group Housing and other Schemes in the Private Sector, 2010 (Up to 10 hectares) Table A(1)(i) the following provision regarding Informal commercial is amended as below-

"Out of 6% commercialareas,The provision of informal shops (10 such shops for every 100 plots) to be made is replaced (20 such shops for every 100 plots) of sizes 6' x 6' to 10' x 10', which shall beused for kiosks, confectionary, vegetables, seasonal / morning market etc. Such informal shops shall be permissible on internal roads along with a minimum provision of parking in

front of the informal shops, the percentage of land area used for shops in the planning shall be considered as a percentage of plotted area(60%). only Ground & First floor(G+1) construction shall be permitted."

(iii) In Residential, Group Housing and other Schemes in the Private Sector, 2010 (Up to 10 hectares) Para no. 2 of S.no. 2 of Table –A is amended as below-

"सभी क्षेत्रफल की योजनाओं में सुविधा क्षेत्र हेतु आरक्षित 10 प्रतिशत के अतिरिक्त भूमि का प्रावधान कर क्लब हाउस का निर्माण भी अनुज्ञेय किया जा सकेगा। इसका उपयोग स्थानीय निवासियों के उपयोग हेतु किया जावेगा व उस भूखण्ड का क्लब हाउस (सुविधा क्षेत्र) हेतु लीज डीड/पट्टा जारी किया जा सकेगा। "

(iv) In Rajasthan Township Policy - 2010(above 10 hectares), Provision 7.02(d) (i) & Residential, Group Housing and other Schemes in the Private Sector, 2010 (Up to 10 hectares) Provision 5.07 (Sewerage & Drainage) the following provisions are added in addition to existing provisions-

"However, schemes for Farm house/ Dairy/ Nursery/ Orchard/ Institutional use and in the areas where sewer line is not existing the provisions of Faecal Sludge and Septage Management (FSSM) shall be mandatory."

New Provisions in Rajasthan Township Policy – 2010 (above 10 hectares) and Policy for Residential, Group Housing and other Schemes in the Private Sector, 2010 (Up to 10 hectares).

(i) Provision 7.02(j) (above 10 hectares) / Provision 5.10 (Up to 10 hectares):

It is mandatory to keep provision of Telecom Infrastructures such as Telecom Towersand laying of under ground cables as part of internal development by the developer and all urban local bodies. Proviosion of towers as per area of the scheme shall be as below:-

S. No.	Area of the scheme	No. of minimum towers
1	Upto 1.0 hec.	1
2	Above 1.0 hec. - Upto 5.0 hec.	2
3	Above 5.0 hec. - Upto 10.0 hec.	4
4	Above10.0 hec.	Additional 2 on each 5.0 hec.

Note :

1. *Minimum area for tower- 10 sq.m.*
2. *Distance between two towers or other technical parameters – As per prevailing norms of concerned department.*

(ii) Provision - 6.08 (above 10 hectares) / 4.04(Up to 10 hectares):

For Commercial Schemes the parameters shall be as detailed below: -

S. No.	Use	Percentage Area	Parameters
1.	**Commercial / Mixed Use**	Saleable area Up to 60% Of scheme Area *(Including Mixed use)*	• Approach road for the scheme-18m or as per provision Provision 5.01(E)(a) / Provision 3(iii)(a) whichever is higher. • Internal roads as per norms but shall not be less than 12 meters (for the plots having area less than 500 sq.m.)and 18 meters for plots having area 500 sq.m. and more. • Internal roads shall not be less than 6 meters (Paved Footpath with no vehicular movement) in case of group of shops are proposed on a composite platform. Length of the such pavement road/ footpath shall not be more than 50 meters. • Minimum plot area-9 sq.m. (3mx3m) • Minimum 2% of the scheme area for informal commercial which shall have informal shops of sizes 2m x 2m to3m x 3m and shall be used for kiosks, confectionary, vegetables, seasonal / morning market, etc. Such informal shops shall be permissible on internal roads along with a minimum provision of parking in front of the informal shops.
2.	**Facilities / Open** *(Roads, parks & open Spaces)*	Minimum 40%	• Internal road network as per lay-out plan and other norms. • Minimum facility area 10% of the scheme, out of which 5% area to be reserved for park and remaining 5% area for non saleable facilities (reserved for specified public utilities).

3.	**Other parameters**
	1) Front setback of commercial building in a commercial scheme w.r.t. road width shall be as follows: - • Plots proposed on less than 18-meter-wide road. (I). Less than 90 sq.m.- 3metre (II). Above 90 sq.m. metre upto 500 sq.m.- 4.5metre (III). Row shopping shall be allowed for buildings upto 18 m. height. • Plots proposed on 18 metre & above road. (I). For all sizes of plots – 6 metre (front setback), rest of the setbacks shall be as per applicable building regulations. 2) Parking: - • Common/public parking lot- 10% of the area of commercial plots having plotsarea less than 500 sq.m. • Plots having area more than 500 sq.m. shall have provision of parking as per applicable building regulations within its plot limit. ***Note:-*** *Road side public parking along the roads having road width more than 18 metre shall be allowed but this parking shall not be calculated in the total public parking calculation.*

(iii)Provision - 6.09 (above 10 hectares) / 4.05 (up to 10 hectares) :

For Ware Housing/Godowns (General & Agriculture based) the parameters shall be as detailed below: -

Area requirement			
• Single plot Scheme for General warehousing- 1000 sq.m. • Lay-out Plan Scheme of General warehousing- 2 Ha. • Single plot scheme for Agri.- Warehousing- 3000 sq.m. • Scheme for Agri ware housing- 2 Ha.			
Parameters of scheme			
S. No.	**Use**	**Percentage Area**	**Parameters**
1.	**General & Agricultur e based Ware Housing / Godowns**	Saleable area Up to 60% Of scheme Area *(including mixed landuse / commercial / Hotel etc.)*	Minimum plot area: - • Upto 15% of the scheme area forMixed land use/General Commercial/Hotel, weigh bridge, petrol pump etc. shall be allowed. • Minimum 2% of the scheme area for informal commercial purposes. • Remaining area salable area for General Warehousing / Agri Warehousing Godowns.

			Note: ○ *Approach road for the scheme-18m. or as per provision 5.01(E)(a) / 3(iii)(a) whichever is higher.* ○ *Internal roads shall not be less than 18 meters* ○ *Minimum plot area in the lay-out plan scheme for General ware housing-500 sq.m.* ○ *Minimum plot area for Agri Warehousing in the lay-out plan scheme-1000 sq.m.* ○ *Informal commercial shall have informal shops of sizes 2m x 2m to3m x 3m, which shall be used for kiosks, confectionary, vegetables, seasonal / morning market, etc. Such informal shops shall be permissible on internal roads along with a minimum provision of parking in front of the informal shops.*
2.	**Facilities / Open** *(Roads, parks & open Spaces)*	Minimum 40%	• Internal road network as per lay-out plan and othernorms. • Out of non saleable facility area 10% minimum 5% area to be reserved for facilities in layout plan for public utilities and other facilities.
3.	**Other parameters**		

1) Maximum permissible Height-18.0 Metre
2) Setbacks w.r.t. Plot Area: -

Plot Area (sq.m.)	Front	Rest other sides
500-1000	3.00	3.00
1001-1500	6.00	3.00
1501-3000	6.00	3.00
3001-4000	6.00	3.00
4001-10000	6.00	4.50
10000-50000	7.50	4.50
Above 50000	9.00	9.00

3) Parking: -
- For large towns (Urban areas of Jaipur, Jodhpur, Bikaner, Udaipur, Kota, Ajmer, Bhilwara, Bhiwadi & Shahjahanpur-Neemrana-Bahror

	Urban complex)- One ECU for 100 sq.mt of BAR area. • For small & medium towns not covered above- One ECU for 200 sq.mt of BAR area. ***Note:*** *- All Other Parameters shall be as per building regulations applied for industrial plots.The concerned authorities can decided for other uses to be permitted in the lay-out plan.*

Note :-

1. *सामान्य वेयर हाउसिंग/गोदाम उपयोग मास्टर प्लान में प्रतिबंधित भू–उपयोग जैसे ईको संसेटिव जोन, प्लांटेशन जोन एवं ईकोजॉजिकल जोन तथा जयपुर एवं उदयपुर मास्टर प्लान एवं अन्य शहरों के मास्टर प्लान के अंतर्गत G-1 & G-2 को छोड़कर अन्य सभी उपयोगों में अनुज्ञेय किये जा सकेंगे।*
2. *कृषि आधारित वेयर हाउसिंग/गोदाम उपयोग मास्टर प्लान में प्रतिबंधित भू–उपयोग जैसे ईको संसेटिव जोन एवं प्लांटेशन जोन तथा जयपुर एवं उदयपुर मास्टर प्लान एवं अन्य शहरों के मास्टर प्लान के अंतर्गत G-1 को छोड़कर अन्य सभी उपयोगों में अनुज्ञेय किये जा सकेंगे।*
3. *कृषि आधारित वेयर हाउसिंग/गोदाम के भूखण्डों पर राज्य सरकार द्वारा इस संबंध में जारी आदेशानुसार 90–क, भू–उपयोग परिवर्तन शुल्क, भवन मानचित्र शुल्क, लीज राशि व अन्य शुल्क में शत प्रतिशत छूट देय होगी।*
4. *समस्त नगरीय निकाय संबंधित शहर हेतु प्रभावी मास्टर प्लान में बिन्दु संख्या 1 व 2 के अनुसार वेयर हाउसिंग/गोदाम हेतु जोनों का चिह्नीकरण आवश्यक रूप से करेंगे।*
5. *प्राधिकरण/नगर विकास न्यास/स्थानीय निकाय द्वारा प्रस्तावित ट्रांसपोर्ट नगर योजनाओं में वेयर हाउसिंग/गोदाम हेतु प्रस्तावित भूखण्डों का आवंटन, कृषि आधारित वेयर हाउसिंग/गोदाम हेतु भी निर्धारित दर के 50 प्रतिशत दर पर राज्य सरकार की स्वीकृति उपरांत किया जा सकेगा।*
6. *प्राधिकरण/नगर विकास न्यास/स्थानीय निकाय द्वाराकृषि आधारित वेयर हाउसिंग/गोदाम हेतु प्रयोजनार्थ भूखण्डों का निर्धारित दर/डीएलसी दर के 50 प्रतिशत पर राज्य सरकार की स्वीकृति उपरांत आवंटन किया जा सकेगा।*

(iv)Provision - 6.10 (above 10 hectares)/ 4.06(up to 10 hectares):

For Dairy Scheme the parameters shall be as detailed below: -

Area requirement			
• Single plot scheme for Dairy - 1000 sq.m. • Lay-out Plan Scheme of Dairy - 2 Ha. (For all towns/cities)			
Parameters of scheme			
S. No.	**Use**	**Percentage Area**	**Remarks**
1.	**Dairy Use**	Saleable area Up to 60% Of scheme Area *(Including Commercial / Mixed use)*	• Minimum 2% for informal commercial purposes. • Rest of the area(out of 60% area of the scheme) dairy use. ***Note:*** o *Approach road for the scheme-12m or as per provision 5.01(E)(a) / 3(iii)(a) whichever is higher.* o *Internal roads shall not be less than 9 meters where the length of the road is upto 100 meters and 12 meters where length is more than 100 meters.*

<table>
<tr><td></td><td></td><td></td><td>o Minimum plot area in the lay-out plan scheme for Dairy Scheme-500 sq.m.
o Informal commercial shall have informal shops of sizes 2m x 2m to3m x 3mto be provided which shall be used for kiosks, confectionary, vegetables, seasonal / morning market, etc. Such informal shops shall be permissible on internal roads along with a minimum provision of parking in front of the informal shops.</td></tr>
<tr><td>2.</td><td>Facilities/ Open
(Roads, parks & open Spaces / Grazing grounds, schools, skill development centre, Cattle hospitals etc.)</td><td>Minimum 40%</td><td>Internal road network as per layout plan & other norms minimum 15% for facility area out of which 5% area reserved for facilities in layout plan shall be marked as area reserved for public utilities and facilities like Skill Development Centre, cattle hospital/ Dispensaryetc. minimum 5% land for parks/open spaces and 5% for Grazing grounds.</td></tr>
<tr><td>3.</td><td colspan="3">Other parameters</td></tr>
<tr><td></td><td colspan="3">1) Setbacks: -
• As per applicable Building Regulations.
2) Ground coverage: -
• Maximum 25% of the plot area within setback .
• 1/5th of this ground coverage will be permissible for retail commercial.
• Residential unit shall be allowed on dairy plots only for the use of owner of dairy plot.
Note: -
o As mentioned at point no. 7.02(a) in Rajasthan Township Policy-2010 WBM road may be built in place of black top road.
o Provision of solar lighting, bio-gasplant, solid waste management, sewage treatment plant and dense plantation along the roads as well as on rest open space after the ground coverage in the plots shall be mandatory.
o Maximum 20% of facility area shall be permitted for Skill Development Centre. Maximum 15-meter of height shall be permissible and rest parameters as per prevailing building Regulations..</td></tr>
</table>

Note :- *योजना मास्टर प्लान के परिधि नियंत्रण क्षेत्र, नर्सरी/ऑरचार्ड, इन्डस्ट्रियल, इकोलॉजिकल, रूरल बैल्ट, हाइवे कन्ट्रोल बैल्ट एवं मास्टर प्लान में अनुज्ञेय भू–उपयोग के अंतर्गत अनुज्ञेय होगी।*

(v) Provision - 6.11 (above 10 hectares)/ 4.07 (up to 10 hectares) :

For Nursery/Orchard Scheme the parameters shall be as detailed below:

Area requirement			
• Single plot scheme for Nursery/Orchard- 2000 sq.m. • Lay-out Plan Scheme of Nursery/Orchard- 5 Ha. (For all towns/cities)			
Parameters of scheme			
S. No.	**Use**	**Percentage Area**	**Remarks**
1.	**Nursery / Orcharduse**	Saleable area Up to 55% Of scheme area	• Minimum 2% for informal commercial purposes. • Rest of the area(out of 55% area of the scheme) Nursery/Orchard. ***Note:*** ○ *Approach road for the scheme- As per provision 5.01(E)(a) / 3(iii)(a).* ○ *Internal roads shall not be less than 9 meters where the length of the road is upto 100 meters and 12 meters where length is more than 100 meters.* ○ *Minimum plot area-1000 sq.m.* ○ *Informal commercial shall have informal shops of sizes 2m. x 2m.to3m. x 3m. to be provided which shall be used for kiosks, confectionary, vegetables, seasonal / morning market, etc. Such informal shops shall be permissible on internal roads along with a minimum provision of parking in front of the informal shops.*
2.	**Facilities / Open portion** *(Roads, parks & open Spaces, Facilites etc.)*	At least 45% of scheme area	• Internal road network as per lay-out plan & other norms. • 10% area reserved for facilities and park (5 % for each) in layout plan shall be marked as area reserved for public utilities and facilities.
3.	**Other parameters**		
	1) Ground coverage: - • Maximum 10% of the plot area within setback. ***Note: -*** ○ *As mentioned at point no. 7.02(a) in Rajasthan Township Policy-2010 WBM road may be built in place of black top road*		

	○ *Provision of solar lighting, bio-gasplant, solid waste management, sewage treatment plant and dense plantation along the roads as well as on rest open space after the ground coverage in the plots shall be mandatory.*

Note:- *योजना मास्टर प्लान के परिधि नियंत्रण क्षेत्र, नर्सरी/ऑरचार्ड, इकोलॉजिकल जोन, रूरल बैल्ट एवं मास्टर प्लान में अनुज्ञेय भू–उपयोग के अंतर्गत अनुज्ञेय होगी।*

(vi)Provision - 6.12 (above 10 hectare) / 4.08 (up to 10 hectares) :

For Farm house scheme the parameters shall be as detailed below: -

Area requirement			
• Single plot scheme for Farm House - 2500 sq.m. • Lay-out Plan Scheme of Farm House - 5 Ha. (For all towns/cities)			
Parameters of scheme			
S. No.	**Use**	**Percentage Area**	**Remarks**
1.	**Farm House**	Saleable area Up to 55% of scheme area	• Minimum 2% for informal commercial purposes. • Rest of the area(out of 55% area of the scheme) Farm house. ***Note:*** ○ *Approach road for the scheme- As per provision 5.01(E)(a) / 3(iii)(a) .* ○ *Internal roads shall not be less than 9 meters where the length of the road is upto 100 meters and 12 meters where length is more than 100 meters* ○ *Minimum plot area in the lay-out plan -1500 sq.m.* ○ *Informal commercial shall have informal shops of sizes 2m. x 2m.to3m. x 3m.to be provided which shall be used for kiosks, confectionary, vegetables, seasonal / morning market, etc. Such informal shops shall be permissible on internal roads along with a minimum provision of parking in front of the informal shops.*
2.	**Facilities / Open portion** *(Roads, parks & open Spaces, Facilites etc.)*	At least 45% of scheme area	• Internal road network as per Lay-out Plan. • 5% area reserved for facilities in layout plan shall be marked as area reserved for public utilities and facilities.

3.	**Other parameters**
	1) Ground coverage: - • Maximum 10% of the plot area (in lay-out plan) within setback or 100 Sq.mt. which ever is less. • Other parameter as per building regulations. ***Note: -*** o *As mentioned at point no. 7.02(a) in Rajasthan Township Policy-2010 WBM road may be built in place of black top road* o *Provision of solar lighting, bio-gasplant, solid waste management, sewage treatment plant and dense plantation along the roads as well as on rest open space after the ground coverage in the plots shall be mandatory.*

Note:-

1. *Scheme shall be permitted in Peripheral Control Belt, Ecological, Rural Belt, High Control Belt and as per provisions of prevailing Master Plan.*
2. *This provision is in addition to the existing provision 6 of Policy for Residential, Group Housing and other Schemes in the Private Sector, 2010 (Up to 10 hectares) i.e. Applicant may have option to submit proposal for Farm House scheme either as per provision 6 (Policy for Residential, Group Housing and other Schemes in the Private Sector, 2010 (Up to 10 hectares)) or as per new Provision 6.12 / 4.08*

(vii) Provision - 6.13 (above 10 hectares) / 4.09 (up to 10 hectares):

For Institutional Schemes the parameters shall be as detailed below-

S. No.	Use	Percentage Area	Parameters
1.	**Institutional**	Saleable area Up to 55% of Scheme Area *(Including commercial)*	• Upto 10% Commercial use/Mixed use. • Minimum 2% for informal commercial purposes. • Rest of the area(out of 55% area of the scheme) Institutional. ***Note:*** o *Minimum Approach road for the scheme-18m.or as per provision 5.01(E)(a) / 3(iii)(a) whichever is higher.* o *Internal roads shall not be less than 18 meters* o *Minimum plot area in the lay-out plan -500 sq.m.* o *Informal commercial shall have informal shops of sizes 2m x 2m to3m x 3mto be provided which shall be used for kiosks, confectionary, vegetables, seasonal / morning market, etc. Such informal shops*

			shall be permissible on internal roads along with a minimum provision of parking in front of the informal shops. ○ *Mimimum 10% of total Institutional area (55%) to be reserved for affordable housing(EWS/LIG/MIG units) shall be mandatory.*
2.	**Facilities / Open portion** *(Roads, parks & open spaces, schools, hospitals etc.)*	At least 45% of scheme area	• Internal road network as per Lay-out Plan. • 5% area reserved for facilities in layout plan shall be marked as area reserved for public utilities and facilities. • 5% area reserved for facilities in layout plan shall be marked as area reserved for specified public utilities facilities like school, community centre, dispensary, Hospital, PHC/CHC, club house and other public uses like Post office, Community library, Police station etc. In addition, there shall be open land like parks/leisure space and space for parking (at least 5% for each use).
3.	**Other parameters**		
	1) Parking: - • Common/public parking lot- 10% of the area of Institutional plots having area less than 500 sq.m. • Plots having area more than 500 sq.m. shall have provision of parking as per applicable building regulations within its plot limit. ***Note:*** *- Road side public parking along the roads having road width more than 18 metre shall be allowed but this parking shall not be calculated in the total public parking calculation.*		

(viii) Provision - 6.14 (above 10 hectares)/ 4.10 (up to 10 hectares) :

For Industrial Scheme the new parameters shall be as detailed below: -

S. No.	Use	Percentage Area	Parameters
1.	**Industrial Use**	Saleable area Up to 70% of Scheme Area *(Including Residential use)*	• Saleable area - Maximum 70 % (40 to 65% area can be used for industrial, 5 to 15% for residential and upto 3 % area can be used for commercial use.) • Approach road for the scheme - 18m or as per provision 5.01(E)(a) / 3(iii)(a)

			whichever is higher. • Internal roads as per norms but shall not be less than 12 meters (for the plots having area upto 500 sq.m.) • Minimum plot Area-As per RIICO norms. • Minimum 3% of the scheme area for informal commercial which shall have informal shops of sizes 2m x 2m to3m x 3m and shall be used for kiosks, confectionary, vegetables, seasonal / morning market, etc. Such informal shops shall be permissible on internal roads along with a minimum provision of parking in front of the informal shops.
2.	**Facilities/ Open** *(Roads, parks & open Spaces)*	At least 30% of scheme area	• Internal road network as per lay-out plan and other norms. • Minimum 10 % area to be reserved for facility and 5% area for park in the schemes upto 10 Ha. and the schemes above 10 Ha.Minimum 5 % area or 10000 sq.m. whichever is heigher to be reserved for facility and and 5% area for park.
3.	**Other parameters**		
	1) Front setback-As per RIICO Building Regulations. 2) Height- As per RIICOBuilding Regulations. 3) Parking: - • Common/public parking lot- 10% of the area of industrial plots having area less than 500 sq.m. • Plots having area more than 500 sq.m. shall have provision of parking as per RIICO building regulations within its plot limit. ***Note:*** *- Road side public parking along the roads having road width more than 18 metre shall be allowed but this parking shall not be calculated in the total public parking calculation.*		

(ix)Provision - 6.15 (above 10 hectares)/ 4.11 (up to 10 hectares) :

For Eco-friendly Housing Scheme the parameters shall be as detailed below: -

Area requirement
• Scheme of Eco-friendlyHousing - 5 Ha. for large cities and 2 Ha.for small/medium towns.

<table>
<tr><th colspan="4">Parameters of scheme</th></tr>
<tr><th>S. No.</th><th>Use</th><th>Percentage Area</th><th>Remarks</th></tr>
<tr><td>1.</td><td>Eco-friendly Housing</td><td>Saleable area Up to 55% Of scheme area</td><td>• Minimum 2% for informal commercial purposes.
• Rest of the area (out of 55% area of the scheme) Eco-friendly House.
Note:
o Approach road for the scheme- As per provision 5.01(E)(a) / 3(iii)(a).
o Internal roads shall not be less than 9 meters where the length of the road is upto 100 meters and 12 meters where length is more than 100 meters.
o Minimum plot area in the scheme -1000 sq.m.
o Informal commercial shall have informal shops of sizes 2m. x 2m. to 3m. x 3m. to be provided which shall be used for kiosks, confectionary, vegetables, seasonal / morning market, etc. Such informal shops shall be permissible on internal roads along with a minimum provision of parking in front of the informal shops.</td></tr>
<tr><td>2.</td><td>Facilities / Open portion
(Roads, parks & open Spaces, Facilites etc.)</td><td>At least 45% of scheme area</td><td>• Internal road network as per lay-out plan and other norms.
• 15% of the scheme area to be reserved for facilities out of which 5% area reserved for facilities in layout plan shall be marked as area reserved for public utilities & facilities, 5% for park remaining 5% area can be used for common community facilities.</td></tr>
<tr><td>3.</td><td colspan="3">Other parameters</td></tr>
<tr><td></td><td colspan="3">1) Ground coverage: -
• Maximum 10% of the total plot area or 100 Sq.mt. which ever is less.
• Other parameter as per Building Regulations.
Note: -
o As mentioned at point no. 7.02(a) in Rajasthan Township Policy-2010 WBM road may be built in place of black top road
o Eco-friendlyProvisions as per Building Regulations to be followed with of solar lighting, bio-gas plant, solid waste management, sewage treatment plant and dense plantation along the roads as well as on rest open space after the ground coverage in the plots shall be mandatory.</td></tr>
</table>

Note:-

1. *योजना मास्टर प्लान के परिधि नियंत्रण क्षेत्र, इकोलॉजिकल, रूरल बैल्ट एवं हाइवे कन्ट्रोल बैल्ट एवं मास्टर प्लान में अनुज्ञेय भू–उपयोग के अंतर्गत अनुज्ञेय होगी।*
2. *बड़े शहर एवं लघु/मध्यम शहरों से तात्पर्य भवन विनियम में वर्णित परिभाषाओं के अनुसार है।*

(x) Provision - 6.16 (above 10 hectares) / 4.12 (up to 10 hectares) :

For Resort Housing Scheme the parameters shall be as detailed below: -

Area Requirement		
• Single plotscheme for Resort- 8000 sq.m. (For all towns/cities) • Scheme of Resort Housing -(5Ha. for large cities and 2 Ha. for small/medium towns)		
Parameters of scheme		
S. No.	**Use**	**Remarks**
1.	**Resort Housing**	• Minimum 2% for informal commercial purposes. • Rest of the area (Out of 60% area of the scheme) for Resort Housing. ***Note:*** ○ *Approach road for the scheme- As per provision 5.01(E)(a) / 3(iii)(a) Internal roads shall not be les than 12 meters whee the length of the road is 100 m. and 18 m. where the length of the road more than 100 m.* ○ *Minimum Plot / Unit Plot are in the scheme – 500 sq.mt..* ○ *Informal commercial shall have informal shops of sizes 2m. x 2m. to 3m. x 3m. to be provided which shall be used for kiosks, confectionary, vegetables, seasonal / morning market etc.. Such informal shops shall be permissible on internal roads along with a minimum provision ofparking in front of the informal shops.*
2.	**Facilities/ Open portion** *(Roads, parks & open Spaces, Facilites etc.)*	• Internal road network as per lay-out plan. • 5% area for facilities in layout plan shall be reserved for public utilities and facilities for the requirement of project.
3.	**Other parameters**	
	1) Ground coverage: - • Maximum 20%of the total plot area to be distributed equally on individual Resort Housing units. 2) Height – maximum G+2 (15m).	

	3) BAR – 0.60 Max 4) Set Back – As per original plot area 5) Parking – as per building bylaws ***Note: -*** ○ *As mentioned at point no. 7.02(a) in Rajasthan Township Policy-2010 WBM road may be built in place of black top road* ○ *Provision of solar lighting, bio-gas plant, solid waste management, sewage treatment plant and dense plantation along the roads as well as on rest open space after the ground coverage in the plots shall be mandatory.* ○ *Vacant plots can not be transferred, only constructed units can be transferred.*

Note:

1. *Resort Housing can be permitted on approved resort plot.*
2. *Layout plan showing various plots shall be approved as per permissible ground coverage, BAR and height of original plots.*
3. *Large cities and small/medium towns are to considered as defined in building regulations.*

By order of the Governor,

(Bhaskar A. Sawant)
Principal Secretary

Copy for kind information & necessary action to:-

1 S.A. to Hon. Minister, Urban Development & Housing Department, Jaipur.
2 P.S. to Principal Secretary, Urban Development & Housing Department, Jaipur.
3 P.S. to Secretary, Local Self Govt., Jaipur.
4 Commissioner, Jaipur / Jodhpur / Ajmer Development Authority, Jaipur / Jodhpur / Ajmer.
5 Commissioner, Rajasthan Housing Board, Jaipur.
6 Chief Town Planner, Rajasthan, Jaipur.
7 Director, Local Bodies, Jaipur.
8 Joint Secretary - I / II / III, Urban Development & Housing Department, Jaipur.
9 Secretary, Urban Improvement Trust, All (.................................).
10 DTP, Urban Development & Housing Department, Jaipur.
11 DLR, Urban Development & Housing Department, Jaipur.
12 Sr.DS, Urban Development & Housing Department, Jaipur for information & uploading on Departmental website & publication in extra ordinary edition dated ..10/08/2020 of Rajasthan Gazette.
13 Guard File.

10/8/2020

Joint Secretary - I
(मनीष गोयल)
संयुक्त शासन सचिव प्रथम